

MLS Building Audit Program - Details

Property Address : 3 GOLDFINCH CRT

Legal Description: PLAN 6902 BLK D

Roll No. : 1908054580011000000

Building : 3 GOLDFINCH CRT -- N1003

Report Date : May 11, 2012

Building Audit Date : October 08, 2010

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	10 281235 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	17-Dec-10	18-JUN-12	5.44%
2	Property Standards	10 307321 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	17-Dec-10	13-JUL-12	0.00%
3	Property Standards	10 309087 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	17-Dec-10	18-JUN-12	83.33%
4	Property Standards	10 309839 PRS 00 IV	REPORT ORDERS (Roof water ponding and penetration)	Closed	17-Dec-10	30-JUN-11	0.00%
5	Property Standards	10 309881 PRS 00 IV	REPORT ORDERS Window Openings greater than 100mm	Closed	17-Dec-10	29-JUN-11	100.00%

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.
 N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 309839 PRS 00 IV	REPORT ORDERS (Roof water ponding and penetration)	Closed	17-Dec-10	30-JUN-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the condition of the roof and its components (Namely identifying cause and repair for water ponding on roof and water penetration through roof membrane)	Roof Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 309881 PRS 00 IV	REPORT ORDERS Window Openings greater than 100mm	Closed	17-Dec-10	29-JUN-11	22-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	<p>WINDOW LOCKING DEVICES</p> <p>A window(s) which is capable of being opened, and is located in excess of two (2) meters from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.</p> <p>AIR CONDITIONER</p> <p>A window(s) which is capable of being opened, and is located in excess of two (2) meters from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimeters adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.</p>	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 309087 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	17-Dec-10	18-JUN-12	18-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface has not been restored and resurfaced where necessary. (Namely:Paint finish on main entrance canopy)	Entranceway	Closed
2	The guards and their supporting structural members are not being maintained free from defects/hazards. (Namely: Broken or bent guard pickets located on garage ramp entrance in addition to defective paint finish)	Exterior Of Garage	Open
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. (Namely: Graffiti tagging located on exterior stairway entrance to garage)	Exterior Of Garage	Closed
4	The exterior surface has not been restored and resurfaced where necessary. (Namely: Paint finish on garage ramp walls)	Exterior Of Garage	Closed
5	Exterior yard that is used for the parking of vehicles which is surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. (Namely: Areas where cracks or potholes exist, repair as required)	Parking Area	Closed
6	The fence around or on the property is not being maintained in good repair. (Namely: Fence located on north dividing line not free from damage and defect)	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 307321 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	17-Dec-10	13-JUL-12	18-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details

No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux. (Namely: Non-functioning / burnt out lights located throughout)	Underground Parking Area	Open
2	The parking garage walls painted surface is not maintained in a state of good repair. (Namely: Water, rust stains and paint peeling or cracking throughout)	Underground Parking Area	Open
3	The parking garage ceiling painted surface is not maintained in a state of good repair. (Namely: Paint not free from defect or damage, repair as required)	Underground Parking Area	Open
4	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
5	The parking garage is used to keep junk or rubbish. (Namely: (1) Improper storage of materials located all throughout garage parking stalls (2) Improper storage shed located near garage entrance)	Underground Parking Area	Open
6	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path. (Namely: Sensor not located within path of automatic garage door)	Underground Parking Area	Open
7	The electrical connections are not maintained in a safe and complete condition. (Namely: Open and unfinished electrical connections)	Underground Parking Area	Open
8	The property has not been repaired in accordance with the standards. (Namely: Floor grate cover near spot 40 loose fitting and not secure)	Underground Parking Area	Open
9	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Open
10	The finishing of repairs and the materials used shall be reasonably compatible in color with adjoining decorative finishing materials. (Namely: Garage vehicle door finish not matching)	Underground Parking Area	Open
11	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Open
12	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Open
13	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Open
14	The walls in the parking garage are not impervious to water.	Underground Parking Area	Open
15	The ceilings in the parking garage are not impervious to water. (Namely: Active leaks located throughout garage)	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 281235 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	17-Dec-10	18-JUN-12	18-Jun-12

No. of defects contained within the Order : **147**

No. of defects that remain outstanding : **139**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stair treads is not being maintained free from defects/hazards. (Namely: damaged stair nosing)	1st Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Open
3	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Open
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
5	Lighting in a service room is provided at less than 200 lux.	1st Floor	Open
6	Lighting in a service room is provided at less than 200 lux.	1st Floor	Open
7	Lighting in a service room is provided at less than 200 lux.	1st Floor	Open
8	Lighting in a service room is provided at less than 200 lux.	1st Floor	Open
9	Ceiling not maintained clean. (Namely: Collection of garbage splatter on ceiling and attachments)	1st Floor	Open
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Ceiling perforations)	1st Floor	Open
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Ceiling perforations)	1st Floor	Open
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Ceiling perforations)	1st Floor	Open
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
14	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Open
15	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Open
16	Exterior door does not prevent the entry of vermin, rodents and insects.	1st Floor	Open
17	Exterior door not maintained in good repair.	1st Floor	Open
18	Exterior door has defective hardware. (Namely: Ground floor exit door(s) not self closing and self-latching)	1st Floor	Closed
19	The electrical switches are not maintained in a safe and complete condition. (Namely: Open and unprotected switches)	1st Floor	Open
20	The electrical connections are not maintained in a safe and complete condition. (Namely: Open and unprotected junction boxes)	1st Floor	Open
21	The electrical switches are not maintained in good working order.	1st Floor	Open
22	The electrical switches are not maintained in good working order.	1st Floor	Open
23	Previously finished surfaces have marks, stains, graffiti, painted slogans and other defacements.	1st Floor	Open
24	Floor not kept in a clean and sanitary condition	1st Floor	Open
25	Garbage disposal room is not maintained in a clean and odour free condition.	1st Floor	Open
26	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Open
27	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout boiler room)	1st Floor	Open
28	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Open

29	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Open
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Ceiling perforations)	1st Floor	Open
31	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	2nd Floor	Open
32	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	2nd Floor	Open
33	Walls not maintained free of cracks, damaged and deteriorated materials. (Namely: Damaged wall tiles)	2nd Floor	Open
34	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	2nd Floor	Open
35	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	2nd Floor	Open
36	Floor covering not kept free from stains.	2nd Floor	Open
37	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	3rd Floor	Open
38	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	3rd Floor	Open
39	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	3rd Floor	Open
40	Floor covering not kept free from stains.	3rd Floor	Open
41	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	3rd Floor	Closed
42	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	5th Floor	Open
43	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	5th Floor	Open
44	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	5th Floor	Open
45	Floor covering not kept free from stains.	5th Floor	Open
46	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	5th Floor	Open
47	Floor covering not kept free from stains.	6th Floor	Open
48	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	6th Floor	Open
49	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	6th Floor	Open
50	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	6th Floor	Open
51	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	6th Floor	Open
52	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	7th Floor	Open
53	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	7th Floor	Open
54	The property has not been repaired in accordance with the standards. (Namely: Garbage chute door not self closing)	7th Floor	Open
55	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	7th Floor	Open
56	Floor covering not kept free from stains.	7th Floor	Open
57	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	7th Floor	Open
58	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	8th Floor	Open
59	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	8th Floor	Open
60	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	8th Floor	Open

61	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Dust debris located within electrical closet)	8th Floor	Open
62	Floor covering not kept free from stains.	8th Floor	Open
63	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	8th Floor	Open
64	Interior door not maintained in good repair. (Namely: Electrical closet door not free from defect and damage)	8th Floor	Open
65	Floor covering not kept free from stains.	9th Floor	Open
66	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	9th Floor	Open
67	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	9th Floor	Open
68	The lighting fixture is not maintained without damage.	9th Floor	Open
69	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	9th Floor	Open
70	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	10th Floor	Open
71	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	10th Floor	Open
72	Floor covering not kept free from stains.	10th Floor	Open
73	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	10th Floor	Open
74	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Wall, ceilings and doors require repair and/or refinishing)	10th Floor	Open
75	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	11th Floor	Open
76	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Suite doors, ceilings and walls in need of repair or refinishing)	11th Floor	Open
77	The ventilation system or unit is not regularly cleaned.	11th Floor	Open
78	Floor covering not kept free from stains.	11th Floor	Open
79	The electrical receptacle are not maintained in good working order. (Namely: Broken duplex covers)	11th Floor	Open
80	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	11th Floor	Open
81	Interior door not maintained in good repair. (Namely: Electrical closet door not free from defect and damage)	12th Floor	Open
82	Interior lighting fixtures are not maintained. (Namely: Emergency light fixture is loose and not maintained free from defect)	12th Floor	Open
83	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Dust debris located within electrical closet)	12th Floor	Open
84	Floor covering not kept free from stains, rubbish and debris.	12th Floor	Open
85	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	12th Floor	Open
86	The protective material for the lighting fixture is not maintained in a clean condition.	14th Floor	Open
87	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	14th Floor	Open
88	The ventilation system or unit is not regularly cleaned.	14th Floor	Open
89	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Extensive water, plaster or paint damage)	14th Floor	Open
90	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceiling and suite door surfaces not free from damage or defect)	14th Floor	Open
91	Floor covering not kept free from stains, rubbish and debris.	14th Floor	Open
92	The property is not maintained and/or kept clean in accordance with the standards.	14th Floor	Open
93	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	14th Floor	Open
94	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Damaged or defective paint and plaster finish)	14th Floor	Open

95	Floor covering not kept free from stains, rubbish and debris.	15th Floor	Open
96	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	15th Floor	Open
97	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Walls, Ceiling and Suite Doors not free from paint or surface defect)	15th Floor	Open
98	Previously finished walls in the public area of the property is not maintained in good repair. (Namely but not limited to: Damaged wall access panel)	15th Floor	Open
99	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Shopping cart left in corridor)	15th Floor	Open
100	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	15th Floor	Open
101	Previously finished ceiling surface has marks, stains, and water damage.	15th Floor	Open
102	Interior lighting fixtures or lamps are not maintained.	15th Floor	Open
103	The ventilation system or unit is not regularly cleaned. (Namely: Corridor and garbage room vents not clean)	4th Floor	Open
104	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Wall tiles not free from damage)	4th Floor	Open
105	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	4th Floor	Open
106	Floor covering not kept free from stains.	4th Floor	Open
107	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Walls, ceilings and doors require repair and/or refinishing)	4th Floor	Open
108	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	4th Floor	Open
109	Wall not maintained free damaged and deteriorated materials. (Namely: Wall not impervious to water penetration, active leak present near pool pump)	Basement	Open
110	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout)	Basement	Open
111	Exterior exit stair door not maintained in good repair. (Namely: Not free from rust and does not open or close freely)	Basement	Open
112	The property has not been repaired in accordance with the standards. (Namely: Broken locker stalls and doors, repair and restore)	Basement	Open
113	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Open
114	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of material underneath stairway)	Basement	Open
115	The floor surface cover and finish is not maintained. (Namely: paint finish not free from wear)	Basement	Open
116	Lighting in a storage room is provided at less than 50 lux.	Basement	Open
117	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Open
118	The ventilation system or unit is not regularly cleaned. (Namely: Dirty ventilation cover)	Laundry Room	Closed
119	Previously finished walls in the public area of the property are not maintained in good repair. (Namely but not limited to: Paint finish is not complete and is not without damage or defect)	Laundry Room	Open
120	The plumbing system is not kept in good working order. (Namely: Missing and incomplete faucet spigot and handles from laundry room wash basin (restore to original working condition)	Laundry Room	Open
121	The heating unit is not in good repair. (Namely: Unfinished paint)	Laundry Room	Open
122	Interior door and hardware not maintained in good repair. (Namely: Damaged locking hardware and damaged door handle)	Laundry Room	Open
123	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
124	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
125	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
126	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
127	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
128	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Open

129	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Open
130	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent cover)	Laundry Room	Open
131	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: damaged and defective paint finish)	Laundry Room	Open
132	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged and bubbling plaster finish throughout laundry room)	Laundry Room	Closed
133	Walls not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Open
134	The plumbing system is not kept in good working order. (Namely: Missing and incomplete faucet handles from laundry room wash basin (restore to original working condition)	Laundry Room	Open
135	The property is not maintained or kept clean in accordance with the standards. (Namely: (1) Improper storage and retention of materials in utility closet (2) General cleanliness of laundry room in need of attention)	Laundry Room	Open
136	The property is not maintained or kept clean in accordance with the standards. (Namely: (1) Improper storage and retention of materials in utility closet (2) General cleanliness of laundry room in need of attention)	Laundry Room	Open
137	The electrical fixtures are not maintained in a safe and complete condition. (Loose hanging light fixture)	Laundry Room	Closed
138	The heating system or unit is not in good repair and maintained in good working condition. (Namely: Heat covers paint not free from defect)	Laundry Room	Open
139	The heating unit is not in good repair . (Namely: Unfinished paint)	Laundry Room	Open
140	The property is not maintained or kept clean in accordance with the standards.	Laundry Room	Open
141	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Active water penetration, cracked and damaged plaster and paint)	Stairway	Open
142	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Open
143	The guard supporting structural members are not maintained in good repair. (Namely: End post cap missing on 11th-10th stairwell)	Stairway	Open
144	Previously finished ceiling surface in the public area of the property is not maintained in good repair. (Namely: Cracked and damaged, plaster and paint finish)	Stairway	Open
145	Lighting in a stairway is provided at less than 50 lux.	Stairway	Open
146	Door hardware/devices are not maintained in good repair. (Namely and specific to: All stairway doors that fail to self close, self latch or fail to fit properly into its frame)	Stairway	Open
147	Interior doors not maintained in good repair. (Namely: Paint finish on stairwell doors not free from defect)	Stairway	Open

Part III - Apartment Unit Activity Summary for Property Standards Orders :

Active apartment unit related investigation matters (Property Standards only) :	0
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**